

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		EPPING ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	BRADDOCK NATHANIEL			
Owner 2:	SHAPIRO JULIE			
Owner 3:				
Street 1:	19 EPPING ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CAULEY KATHLEEN T/TRUSTEE -		
Owner 2:	THE 19 EPPING STREET TRUST -		
Street 1:	19 EPPING ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15464	Total SF/SM:	6736	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,458	Spl Credit	Total:	435,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6736.000	232,000		435,500	667,500
Total Card	0.155	232,000		435,500	667,500
Total Parcel	0.155	232,000		435,500	667,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		386.28	/Parcel: 386.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,000	0	6,736.	435,500	667,500		Year end	12/23/2021
2021	101	FV	224,400	0	6,736.	435,500	659,900		Year End Roll	12/10/2020
2020	101	FV	224,400	0	6,736.	435,500	659,900	659,900	Year End Roll	12/18/2019
2019	101	FV	207,100	0	6,736.	441,700	648,800	648,800	Year End Roll	1/3/2019
2018	101	FV	207,100	0	6,736.	329,700	536,800	536,800	Year End Roll	12/20/2017
2017	101	FV	207,100	0	6,736.	298,600	505,700	505,700	Year End Roll	1/3/2017
2016	101	FV	207,100	0	6,736.	286,200	493,300	493,300	Year End	1/4/2016
2015	101	FV	194,500	0	6,736.	242,600	437,100	437,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

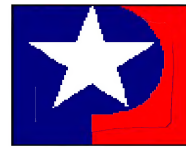
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2019	SQ Returned	JO	Jenny O
3/24/2009	Meas/Inspect	163	PATRIOT
3/18/2005	Permit Visit	BR	B Rossignol
3/16/2000	Inspected	263	PATRIOT
1/26/2000	Measured	276	PATRIOT
12/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

